

WARRANTY DEED

This Warranty Deed made this 5 day of October, 2023 by and between **MARCO ANTONIO BELTRAN, Grantor**, who is the owner of a parcel of land located at 520 Rockaway Avenue, Grand Junction, CO 81501 as recorded at Reception No. 2696041, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these present does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Roadway purposes, to wit:


A parcel of land being the east ten feet of Lot 42 and South 1/2 of Lot 41, Block 2, PLAT Of Amended Survey Joseph A.K. Crawford and Thomas B. Crawford SUB-DIVISION same as recorded at Reception Number 12383, located in the Southeast 1/4, of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa County, State of Colorado.

Containing 325 Square Feet, more or less, as described herein and depicted on **Exhibit "B"**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that Grantor will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 5 day of OCTOBER, 2023.

GRANTORS:



Name: Marco Antonio Beltran

State of Colorado)
County of Mesa Eagle)ss
)

The foregoing instrument was acknowledged before me this 5th day of October, 2023 by Marco Antonio Beltran.

My commission expires Oct. 15th 2023
Witness my hand and official seal.

Notary Public

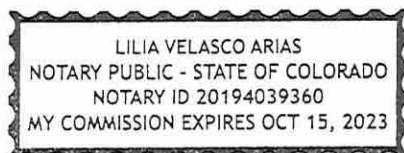
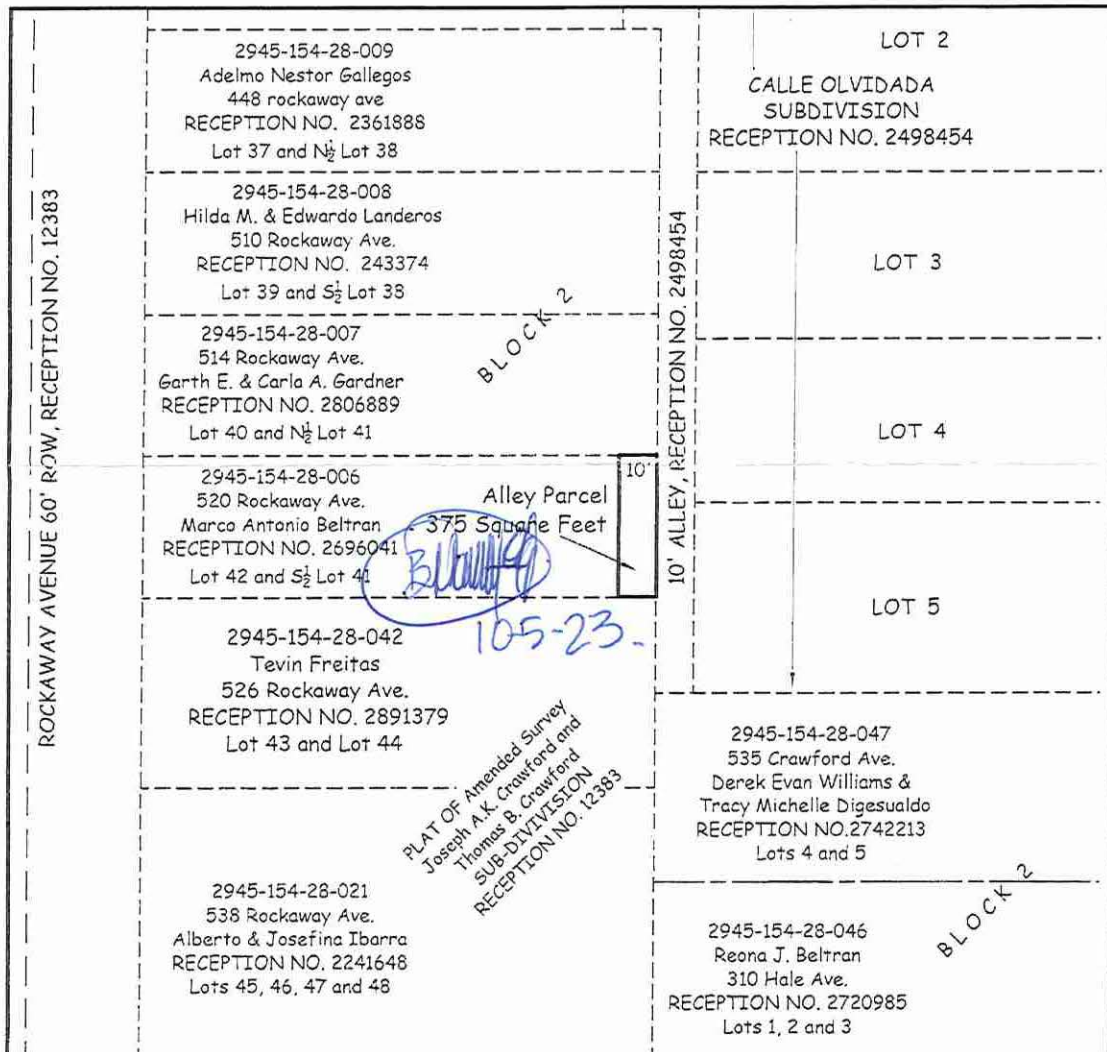


Exhibit B



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
Ave.	Avenue

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 40 ft.

Lineal Units = U.S. Survey Feet

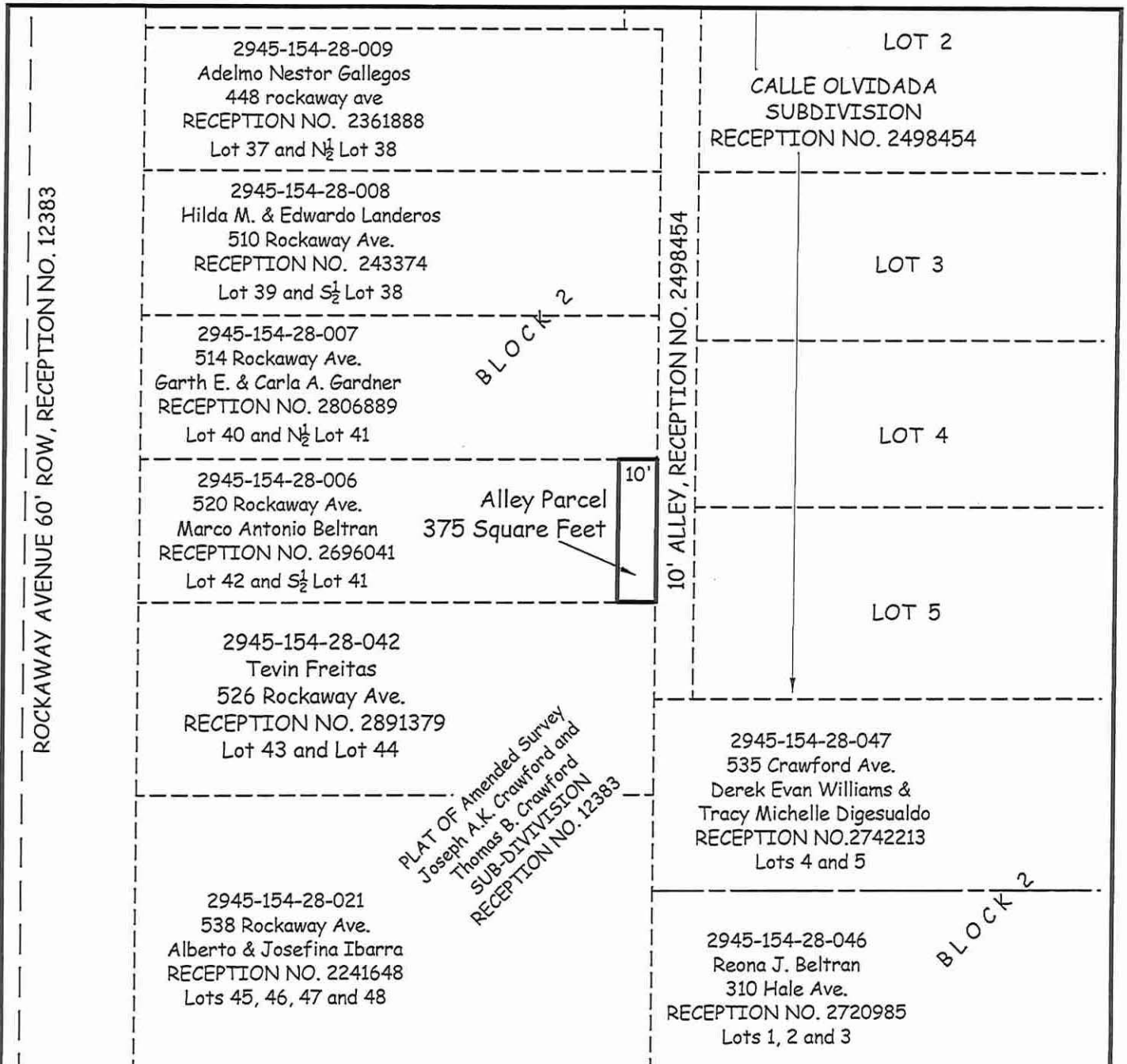


DRAWN BY: R.B.P.
DATE: 10-25-2021
SCALE: 1" = 40'
APPR. BY: M.G.

Beltran, 520 Rockaway Avenue
Located in the SE $\frac{1}{4}$ Sec. 15, T. 1S., R. 1W.
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
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COLORADO

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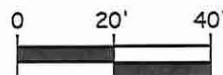


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